

Adopted at Meeting of 11/2/67

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL 54
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed, or national origin; and

WHEREAS, Concord Baptist Homes, Inc. has presented a proposal for the purchase of Disposition Parcel 54 in the South End Urban Renewal Area for the purpose of developing relocation housing under Section 221 (d) (3) of the National Housing Act, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Concord Baptist Homes, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel 54, subject to submission within sixty (60) days of the following material, satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units proposed to be developed on this site;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Draft of a penalty bond or other security device in the total penal sum of \$50,000 in form satisfactory to the Authority to insure adherence to the proposed construction schedule.

2. That the proposed disposal transaction is subject to approval by the United States Department of Housing and Urban Development.

3. That the proposed disposal transaction is subject to the publication of all public disclosure and the issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

5. That it is hereby determined that Concord Baptist Homes, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

MEMORANDUM

~~October 26, 1967~~

TO: Boston Redevelopment Authority

FROM: Francis X. Cuddy, Development Administrator

SUBJECT: Tentative Designation of Redeveloper
Disposition Parcel 54
South End Urban Renewal Area

NOV 2 1967

Summary: This memorandum recommends the tentative designation of Concord Baptist Church as Redeveloper of South End Parcel 54.

On August 2, 1967, it was reported to the Authority that seven expressions of interest were received in response to the advertisement of the site's availability. At that time, the Authority authorized the Development Administrator to negotiate further with University Hospital, John Druker and Son, and Louis E. Wolfson, M.D., with a view toward obtaining further information which would assist the staff in preparing a recommendation to the Authority.

Subsequently, Dr. Wolfson and the University Hospital notified us that they were no longer interested in the parcel, and on October 5, I requested and received authorization to negotiate with Concord Baptist Church.

Concord Baptist Church has formed a non-profit corporation, Concord Baptist Homes, Inc., which would serve as sponsor and FHA mortgagor. It appears to be composed of responsible members of the parish, and if selected, it would engage Pard-Team as architects and New England Development Corporation as developer.

Pard-Team is presently the architect for the housing to be built on the North Harvard Project, and has designed an extensive moderate income housing project currently being processed under the 221 d-3 program in Washington, D. C. It has also designed attractive row housing in Reston, Virginia.

New England Development Corporation is serving as developer for People's Baptist Church on Parcel 22, and for a commercial and a fraternal organization on two other sites in the South End Urban Renewal Area. It is knowledgeable in FHA procedures and has cooperated closely with the Authority staff in the development of the other parcels. The Poly-Abrams Corporation, an established contracting firm, would be the general contractor.

Selection of this Church-sponsored group whose parishioners have cooperated with the Authority in the planning of the project, and which has been identified with the area since 1916, will be in accordance with the pattern which we have successfully followed in the Washington Park and Charlestown urban renewal areas.

It is recommended that Concord Baptist Homes, Inc. be tentatively designated as redeveloper of South End Parcel 54.

An appropriate Resolution setting forth the conditions of this designation is attached.

Attachment